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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (H)

DRAFT VARIATION TO CHANGE OF LAND USE FROM APMC (AGRICULTURE PRODUCE MARKETING COMMITTEE) USE TO RESIDENTIAL LAND USE (PARTLY) & COMMERCIAL LAND USE (PARTLY) IN SY.NO.185P & 186P OF THARLUVADA (V), ANANDAPURAM (M) & SY.NO.56P OF GUDIVADA (V), ANANDAPURAM (M), VISAKHAPATNAM DISTRICT TO AN EXTENT OF Ac.6.81 Cents AS APPLIED BY M/s. VISAKHA PROPERTIES REPRESENTED BY ITS MANAGING PARTNERS Sri R.S.V.P. BASAVA RAJU & Sri CH.V.G. KRISHNAM RAJU.

[Memo No.545802/H2/2016, Municipal Administration & Urban Development (H), 13th June, 2017.]

APPENDIX
NOTIFICATION

The following Draft variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authority Act, 2016.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Visakhapatnam Urban Development Authority / Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Velagapudi, Amaravati.

DRAFT VARIATION

The site is falling in Sy.No.185p, 186p & 56P of Gudivada (V), Anandapuram (M), Visakhapatnam District admeasuring an area of Ac.6.81 cents. The boundaries of which are given in the schedule below, which was earmarked for APMC (Agriculture Produce Marketing Committee) use in Master Plan of Visakhapatnam sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now proposed to be designated as partly Residential land use (for an extent of Ac.5.16 cents) and partly Commercial land use (for an extent of Ac.1.55 cents) by variation of change of land use, which was shown in Master Plan and which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, subject to the following conditions; namely:-

1. shall observe buffer towards water bodies (Gedda) as per G.O.Ms.No.119, Dated:28.03.2017.
2. the applicant shall hand over the road widening area at free of cost through registered gift deed to the local body (GVMC).
3. the applicant shall pay the development / conversion charges to the Visakhapatnam Urban Development Authority.
4. the applicant shall obtain approval of building plans for construction of buildings from Greater Visakhapatnam Municipal Corporation, Visakhapatnam duly paying necessary charges to GVMC and Visakhapatnam Urban Development Authority, Visakhapatnam as per rules in force.
5. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/ GVMC before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
6. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
8. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
9. any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : Vacant land in Sy.No. 166

South : Existing 30-00 Mts. wide road to be proposed to 100.00 Mts. wide Master Plan Road.

East : Gedda

West : Vacant land in Sy.Nos.184 & 186p

R. KARIKAL VALAVEN,
Principal Secretary to Government.

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